

R9 AG DISCUSS RESOLUTION ACCEPTING THE RECOMMENDATION OF THE LAND USE AND SUSTAINABILITY COMMITTEE DURING ITS MAY 1, 2024 MEETING, TO CONSIDER THE TIMELINE AND BENCHMARKS PROVIDED BY THE DEVELOPER FOR THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUMS (1000-1200 WEST AVENUE) BAYWALK PROJECTS WHEN DISCUSSING ANY FUTURE GRANTS OR DEVELOPMENT AGREEMENTS.

Applicable Area:



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: September 11, 2024

TITLE: DISCUSS RESOLUTION ACCEPTING THE RECOMMENDATION OF THE LAND USE AND SUSTAINABILITY COMMITTEE DURING ITS MAY 1, 2024 MEETING, TO CONSIDER THE TIMELINE AND BENCHMARKS PROVIDED BY THE DEVELOPER FOR THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUMS (1000-1200 WEST AVENUE) BAYWALK PROJECTS WHEN DISCUSSING ANY FUTURE GRANTS OR DEVELOPMENT AGREEMENTS.

RECOMMENDATION

The Administration recommends the Mayor and City Commission consider the recommendation of the Land Use and Sustainability Committee (LUSC) and discuss the resolution.

BACKGROUND/HISTORY

As part of a standing item on the LUSC's agenda, the Office of Capital Improvement Projects (CIP) has provided updates on the status of the Baywalk projects, including both GOB and non-GOB funded sections. See attached Baywalk Link Status Map (Exhibit A).

During the March 19, 2024 LUSC meeting, City staff provided an update on the 5th Street Pedestrian Bridge and the Mondrian Hotel/Mirador Condominiums Baywalk (Mondrian/Mirador Baywalk) projects. At this meeting, the Developer, Terra Group, provided the status of the DERM and ROW permits, and provided the LUSC the anticipated start and end dates of construction activities. Following the discussion, the LUSC asked that the item be brought back to the next meeting on May 1, 2024, and that the Developer return, on a monthly basis, with their updates on the progress.

At the May 1, 2024 LUSC meeting, the Developer presented a timeline for both the 5th Street Pedestrian Bridge and the Mondrian/Mirador Baywalk projects (Exhibit B). The LUSC passed a motion that the Mayor and City Commission consider the timeline and benchmarks provided for these two projects when discussing any future grants or development agreements with this Developer.

This item was included on the June 24, 2024 Commission Meeting agenda as item C7 BN, but was deferred.

ANALYSIS

The timeline presented by the Developer includes:

5th Street Pedestrian Bridge

During the May 1, 2024, LUSC meeting, the Developer presented and stated that they anticipate having the FDOT and Miami Beach Building Department permits issued by mid-June. The

Developer also reported that they expect to mobilize to the site, commence fence installation and clearing of the site at the end of May, followed by 4 to 5 months of utility relocations. Following the completion of utility relocations, the Developer anticipates start of construction for the bridge structure to occur in October 2024. The completion of construction is expected to be by the end of 2025.

Mondrian Hotel/Mirador Condominiums (1000-1200 West Avenue; DRB File 20181)

During the May 1, 2024, LUSC meeting, the Developer stated that they plan to start construction activities with the delivery and installation of test piles on May 13, 2024.

Current Update

On June 3, 2024, the Developer delivered to the City an updated timeline (Exhibit C) which indicates that the Developer continues to expect that all permits for the 5th Street Pedestrian Bridge will be completed and issued by mid-June, with mobilization now anticipated at the end of June 2024. However, completion of the 5th Street Pedestrian Bridge remains scheduled for the end of 2025.

The updated timeline for the Mondrian/Mirador Baywalk includes DERM approval of the final permit on May 14, 2024. The contractor mobilized and installed test piles on May 29, 2024, and once testing is complete, production piles will be ordered. Installation of concrete pilings will commence in late June and continue through July 2024. Construction is expected to be completed in December of 2024.

This item was included on the June 26, 2024 Commission Meeting agenda as item C7 BN, but was deferred. The item was also included on the July 24, 2024 Commission Meeting agenda as item R9 AM, but the item was not reached.

FISCAL IMPACT STATEMENT

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on . See BIE at:
<https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

CONCLUSION

The Land Use and Sustainability Committee recommends that the Mayor and City Commission adopt a resolution to consider the timeline and benchmarks for the 5th Street Pedestrian Bridge and the Mondrian/Mirador Baywalk projects when discussing any future grants or development agreements with this Developer.

Applicable Area

South Beach

**Is this a “Residents Right to Know” item,
pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond
Project?**

Yes

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

Department

Capital Improvement Projects

Sponsor(s)

Commissioner Laura Dominguez

Co-sponsor(s)

Baywalk Links Status

January 26, 2024



PEDESTRIAN BRIDGE**HISTORY – DESIGN**

FDOT 75% Submittal – **9/2019, Resolution Meeting held on 11/13/2019.**

FDOT 90% Submittal – **9/5/23**

FDOT 90% Comments received – 9/27/23

FDOT 90% Review Meeting – 11/14/23

100% FDOT Set Submittal – **2/21/24**

100% FDOT Comments Due – 3/21/2024

100% FDOT Responses Target Date – 3/29/2024

100% FDOT Review Meeting Target Date – 4/4/2024

FDOT PERMIT ISSUANCE TARGET – 6/15/2024

CoMB / DERM Permitting Target – 6/15/2024

- **100% review Comments uploaded to FDOT for final review and approval.**

CONTRACTOR AGREEMENT

- **Mastec – Executed Agreement – Complete**
- **CEI – Pinnacle Consulting Enterprises – finalizing agreement for Inspection services.**

MOVING FORWARD - Milestone Schedule**1- MOBILIZATION – . *(Based on FDOT / CoMB / DERM permits issued by - 6-15-2024)***

a. End of May 2024 to begin fencing, clearing / grubbing, and relocating small utilities.

b. MOT Coordination ongoing with Fire & Police

i. **Sequence Drawing with Crane radius & placement drawings being prepared.**

2- WORK

a. Expected OVERALL Duration – **6-15-2024 through 12-30-2025**

b. UTILITIES –

i. Water main

1. South - Start in July 2024 – **Added Scope**

2. North - Start in September 2024 – **Added Scope**

ii. The AT&T communications relocation - Start in September 2024.

iii. Injection Wells - Start October 2024 – **Added Scope**

c. FOUNDATIONS & VERTICALS - BASE WORK

i. Drilled shafts, Foundations & Verticals

1. start in November 2024 through March 2025

d. SUPER STRUCTURE

i. Super structure (Concrete, Steel & Stairs)

1. Start April 2025 and complete in September 2025

ii. Glazing installation

1. Start September 2025 and complete October 2025.

e. FINISHES

i. Finishes - Stucco, Paint, Railings, Sidewalk, Landscaping

1. start August 2025 and go into October 2025

f. FINAL INSPECTIONS

i. September through the end of the 2025 year.

BAYWALK 1100 Mondrian

HISTORY – DESIGN

- Initial Permit Submission - 5/23/2023
 - o Initial Permit Comments – 6/12/2023
- Permit Revision #1 Submitted – 10/24/2023
 - o Permit Revision #1 Comments – 11/27/2023
- Permit Revision #2 Submittal – 2/5/2024
 - o Permit Revision # 2 Completion - 3/6/2024
- Permit Issued – 03/07/2024 (**APPROVED**)
 - o CURRENT STATUS - DERM CLASS A Re-submittal – 3/18/2024 (original DERM application expired)
 - DERM Reviewer – Lindsay Elam
 - DERM Stamp receipt target Date – 4-8 weeks (5-13-2024)
 - DERM is currently reviewing Submerged Land Lease documentation for final release of permit.

CONTRACTOR AGREEMENT

- Dock & Marine – Executed Agreement - Complete

MOVING FORWARD - Milestone Schedule**1- MOBILIZATION – week of 5-13-2024**

- a. 1 week after DERM stamp issue resolution to drive test pile from Barge
 - i. Needed to confirm length requirement.
 - ii. 4 weeks to get Piles on site by Barge to start driving them.

2- WORK

- a. Expected OVERALL Duration - 5-13-2024 through 11-1-2024
- b. Materials start being delivered to the site.
 - i. 4 weeks after test pile layout.
- c. Pile Driving Duration
 - i. Pending Permit completion with DERM Approval
 - 1. 5-1-24 to 6-18-24
- d. Beams and Caps
 - i. 6-18-24 to 7-23-24
- e. Walkways – Decks -
 - i. 7-23-24 to 9-1-24
- f. Inspections & Approvals
 - i. Specialty Inspector, Environmental & Building
 - 1. 9-1-2024 to 11-1-2024

PEDESTRIAN BRIDGE

HISTORY – DESIGN

FDOT 75% Submittal – **9/2019, Resolution Meeting held on 11/13/2019.**

FDOT 90% Submittal – **9/5/23**

- FDOT 90% Comments received – 9/27/23
- FDOT 90% Review Meeting – 11/14/23

100% FDOT Set Submittal – **2/21/24**

100% FDOT Comments Due – 3/21/2024

100% FDOT Responses Target Date – 3/29/2024

100% FDOT Review Meeting Target Date – 4/4/2024

FDOT PERMIT ISSUANCE TARGET – 6/15/2024 – **100% Drawings submitted**

- **FDOT in review for permit release**

CoMB Target – 6/15/2024

Department of Health Permit – Expected permit in hand by 6-15-2024

AGREEMENTS

- CEI – Pinnacle Consulting Enterprises

MOVING FORWARD - Milestone Schedule

1- MOBILIZATION – (Based on FDOT permit issued by 6/15/2024)

- a. End of June 2024 to begin fencing, clearing / grubbing, and relocating small utilities.**
- b. MOT Coordination ongoing with Fire & Police – for MOT Permit**

2- WORK

- a. Expected OVERALL Duration – 6-15-2024 through 12-30-2025**
- b. UTILITIES –**
 - i. Water main
 - 1. South - Start in July 2024 – **Added Scope**
 - 2. North - Start in September 2024 – **Added Scope**
 - ii. The AT&T communications relocation - Start in September 2024.
 - iii. Injection Wells - Start October 2024 – **Added Scope**
- c. FOUNDATIONS & VERTICALS - BASE WORK**
 - i. Drilled shafts, Foundations & Verticals
 - 1. start in November 2024 through March 2025
- d. SUPER STRUCTURE**
 - i. Super structure (Concrete, Steel & Stairs)
 - 1. Start April 2025 and complete in September 2025
 - ii. Glazing installation
 - 1. Start September 2025 and complete October 2025.
- e. FINISHES**
 - i. Finishes - Stucco, Paint, Railings, Sidewalk, Landscaping
 - 1. start August 2025 and go into October 2025
- f. FINAL INSPECTIONS**
 - i. September through the end of the 2025 year.

BAYWALK 1100 Mondrian

HISTORY – DESIGN

- Initial Permit Submission - 5/23/2023
 - o Initial Permit Comments – 6/12/2023
- Permit Revision #1 Submitted – 10/24/2023
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- Permit Revision #2 Submittal – 2/5/2024
 - o Permit Revision # 2 Completion - 3/6/2024
- Permit Issued – 03/07/2024 (**APPROVED**)
 - o CURRENT STATUS - DERM CLASS A Re-submittal – 3/18/2024 (original DERM application expired)
 - **DERM Permit Received**

AGREEMENTS

- Dock & Marine – Executed Agreement - **Complete**

MOVING FORWARD - Milestone Schedule

1- MOBILIZATION –

- a. **Test Pile installed on 5-29-2024**
- b. **Pile delivery being scheduled – expected by 6-19-2024**

2- WORK

- a. Expected OVERALL Duration - **5-29-2024 through 11-1-2024**
- b. Materials start being delivered to the site.
 - i. 4 weeks after test pile layout.
- c. Pile Driving Duration
 - 1. **DERM Approval received**
- d. Beams and Caps
 - i. 6-24-24 to 7-23-24
- e. Walkways – Decks -
 - i. 7-23-24 to 9-1-24
- f. Inspections & Approvals
 - i. Specialty Inspector, Environmental & Building
 - 1. 9-1-2024 to 11-1-2024

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE LAND USE AND SUSTAINABILITY COMMITTEE DURING ITS MAY 1, 2024, MEETING TO CONSIDER THE TIMELINE AND BENCHMARKS PROVIDED BY THE DEVELOPER FOR THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUMS (1000-1200 WEST AVENUE) BAYWALK PROJECTS WHEN DISCUSSING ANY FUTURE GRANTS OR DEVELOPMENT AGREEMENTS.

WHEREAS, as part of a standing item on the Committee's agenda, the Office of Capital Improvement Projects (CIP) has provided updates on the status of the Baywalk projects, including both GOB and non-GOB funded sections; and

WHEREAS, during the March 19, 2024, Land Use and Sustainability Committee (LUSC) meeting, City staff provided an update on the 5th Street Pedestrian Bridge and the Baywalk segment at the Mondrian Hotel/Mirador Condominiums (Mondrian/Mirador Baywalk) located at 1000 – 1200 West Avenue, and at this meeting, the Developer, Terra Group, provided the status of the DERM and ROW permits, and provided the LUSC the anticipated start and end dates of construction activities; and

WHEREAS, following the discussion, the LUSC asked that the item be brought back to the next meeting on May 1, 2024, and that the Developer return, on a monthly basis, with their updates on the progress; and

WHEREAS, at the May 1, 2024, LUSC meeting, the Developer presented a timeline for both the Pedestrian Bridge and the Mondrian/Mirador Baywalk segments; and

WHEREAS, the LUSC passed a motion that the Mayor and City Commission consider the timeline and benchmarks provided for these two projects when discussing any future grants or development agreements with this Developer; and

WHEREAS, the timeline presented by the Developer includes:

5th Street Pedestrian Bridge

During the May 1, 2024, LUSC meeting, the Developer presented and stated that they anticipate having the FDOT and Miami Beach Building Department permits issued by mid June. The Developer also reported that they expect to mobilize to the site, commence fence installation and clearing of the site at the end of May, followed by 4-5 months of utility relocation. Following the completion of utility relocations, the Developer anticipates start of construction for the bridge structure to occur in October 2024, with a duration of 16 months. The completion of construction is expected to be by the end of 2025.

Mondrian Hotel/Mirador Condominiums (1000-1200 West Avenue; DRB File 20181)

During the May 1, 2024 meeting of the LUSC, the developer stated that they plan to start construction activities with the delivery and installation of test piles on May 13, 2024.

On June 3, 2024, the Developer delivered to the City an updated timeline (Exhibit C) which indicates that the Developer continues to expect that all permits for the 5th Street Pedestrian Bridge will be completed and issued by mid-June, with mobilization now anticipated at the end of June 2024. However, completion of the 5th Street Pedestrian Bridge remains scheduled for the end of 2025.

The updated timeline for the Mondrian Hotel/Mirador Condominiums includes DERM approval of the final permit on May 14, 2024. The contractor mobilized and installed test piles on May 29, 2024, and once testing is complete, production piles will be ordered. Installation of concrete pilings will commence in late June and continue through July. Construction is expected to be complete in December of 2024; and

WHEREAS, the Land Use and Sustainability Committee recommends that the Mayor and City Commission adopt a resolution to consider the timeline and benchmarks for the 5th Street Pedestrian Bridge and the Mondrian Hotel/Mirador Condominiums (1000-1200 West Avenue) Baywalk projects when discussing any future grants or development agreements with this Developer.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby accept the recommendation of the Land Use and Sustainability Committee during its May 1, 2024 meeting to consider the timeline and benchmarks provided by the Developer for the 5th Street Pedestrian Bridge and the Mondrian Hotel/Mirador Condominiums (1000-1200 West Avenue) Baywalk projects when discussing any future grants or development agreements.

PASSED and ADOPTED this ____ day of _____, 2024.

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney *ST* Date 6/24/2024

PEDESTRIAN BRIDGE

PERMITTING & DESIGN

FDOT 75% Submittal – **9/2019, Resolution Meeting held on 11/13/2019.**

FDOT 90% Submittal – **9/5/23**

- FDOT 90% Comments received – 9/27/23
- FDOT 90% Review Meeting – 11/14/23
- 100% FDOT Set Submittal – **2/21/24 - BCC**
- 100% FDOT Comments Due – 3/21/2024 - BCC
- 100% FDOT Responses Target Date – 3/29/2024 - BCC
- 100% FDOT Review Meeting Target Date – 4/4/2024 – BCC
- 100% FDOT Set Resubmitted Date – 5/28/2024 - BCC
- 100% FDOT Comments received – 6/17/2024 – BCC
- 100% FDOT Set Resubmitted to FDOT 6/26/2024
- 100% FDOT Comments Anticipated 7-12-24
- **FDOT in review for permit release**

FDOT Utility Permit

- OSP - Permit # 2024-H-691-00206 - (email sent 6/28), then review by FDOT - Permit # Temp: 0260769
 - PENDING CoMB PERMIT APPROVAL
- RWP0124-11709 - Baywalk Ped Bridge – ROW Permit
 - PENDING CoMB PERMIT APPROVAL
- TS1900879 - Baywalk Ped Bridge – CLOSED? – PENDING CoMB CONFIRMATION
- Ped Bridge – ELC 2414636 5th street Bridge – MASTER PERMIT
 - 2nd round of comments received 6/25,
 - additional comments received 6/28.
 - Revised comment sheets prepared and issued for Approval.
- **Miami Dade DERM – WATER – 6/20/2024 - WE # 2024-WAT-EXT-00251**
 - **Watermain permitting - APPROVED**
- **Miami Dade DERM – WATER**
 - **Drainage Wells Permitting – APPROVED**
- **Department of Health Permit**
 - **APPROVED - 6/26/2024**
- **Dewatering Permitting – Florida Civil**
 - **SUBMITTING week of 7-10-24**
 - **Coordination with CoMB for dewatering discharge occurred 7-8-2024**
- **Use & Occupancy Agreement – FDOT / CoMB – Pending City Attorney approval**

CONSTRUCTION -Summary Schedule

1- MOBILIZATION – (Based on FDOT permit issued by 7/12/2024)

- a. 7/22 Pre-con survey. 7/29 begin mobilization: to begin fencing, utility locate/soft digs, clearing / grubbing, and relocating small utilities. Permits that need to be approved by this time: Tree/urban forestry, ROW?
- b. MOT Coordination ongoing with Fire & Police – for MOT Permit

2- WORK

- a. Expected OVERALL Duration – **7-22-2024 through 12-30-2025**
- b. **UTILITIES –**
 - i. SHEET PILING ADDED TO DESIGN FOR CoMB MOT COMMENTS.
 1. Engineering is ongoing for this.
 - ii. Water main
 1. South - Start in August 2024 – Added Scope
 2. North - Start in September 2024 – Added Scope
 - iii. The AT&T communications relocation - Start in September 2024 (coordinating with Coast Guard / AT&T for shut down / Transfer with Coast Guard Station)

- iv. **ADDITIONAL UTILITIES BEING RELOCATED –**
 - 1. **NORTH WORK ZONE**
 - a. Overhead Electric - Permit
 - b. Decorative Light Pole - Permit
 - c. Atlantic Broadband
 - i. Does not need to be relocated. Atlantic Broadband confirmed they have enough slack to move it out of the way while construction ongoing.
 - d. Deep Wells - Contract and permit
 - e. Water Main - Need detail to install water main through approach slab.
 - i. Need critical sheet pile detail
 - f. Misc. Utilities There are utilities/conduits that cross the proposed water main location. Not all the elevations confirmed for these conduits.
 - 2. **SOUTH WORK ZONE**
 - a. FPL - Buried Electric
 - b. Street light
 - c. Service Point
 - d. AT&T - Coordinating with Coast Guard for shut down timing
 - e. FDOT buried fiber optic
 - f. Unknown Utilities - BCC to confirm if relocation needed
 - v. Injection Wells - Start October 2024 – Added Scope
- c. **FOUNDATIONS & VERTICALS - BASE WORK**
 - i. Drilled shafts, Foundations & Verticals
 - 1. start in December 2024 through June 2025
 - ii.
- d. **SUPER STRUCTURE**
 - i. Super structure (Concrete, Steel & Stairs)
 - 1. Start June 2025 and complete in January 2026
 - ii. Glazing installation
 - 1. Start September 2025 and complete December 2025.
- e. **FINISHES**
 - i. Finishes - Stucco, Paint, Railings, Sidewalk, Landscaping
 - 1. Start October 2025 and go into December 2025
- f. **FINAL INSPECTIONS**
 - i. September through the end of the 2025 year.

BAYWALK 1100 Mondrian

HISTORY – DESIGN

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 - o CURRENT STATUS - DERM CLASS A Re-submittal – 3/18/2024 (original DERM application expired)
 - **DERM Permit Received**

AGREEMENTS

- Dock & Marine – Executed Agreement - **Complete**

MOVING FORWARD - Milestone Schedule

1- MOBILIZATION –

- a. Test Pile installed on 5-29-2024
- b. Pile delivery being scheduled – expected by 6-19-2024
 - i. Delivered 6-25-2024.
 1. Loading to barge and delivery to site week of 7-8-2024

2- WORK

- a. Expected OVERALL Duration - **5-29-2024 through 11-1-2024**
- b. Materials start being delivered to the site.
 - i. 4 weeks after test pile layout.
- c. Pile Driving Duration
 - i. DERM Approval received
 - ii. Test Pile Installed and approved by specialty inspector.
- d. Beams and Caps
 - i. July - August
- e. Walkways – Decks -
 - i. August - September
- f. Inspections & Approvals
 - i. Specialty Inspector, Environmental & Building
 1. September - November